

# \$492,000 - 28 Richfield Crescent, Sylvan Lake

MLS® #A2247990

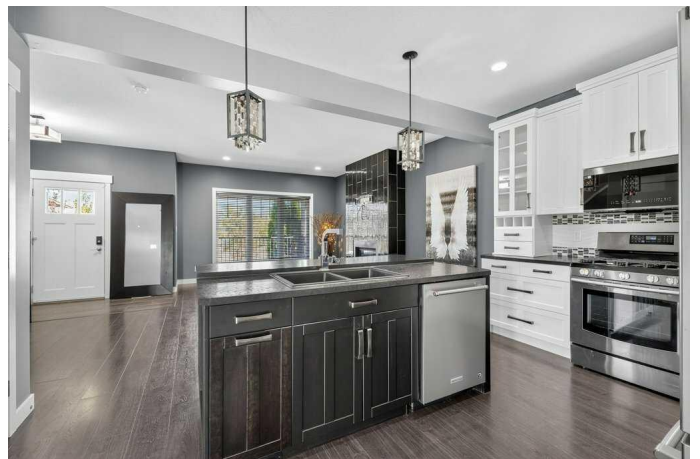
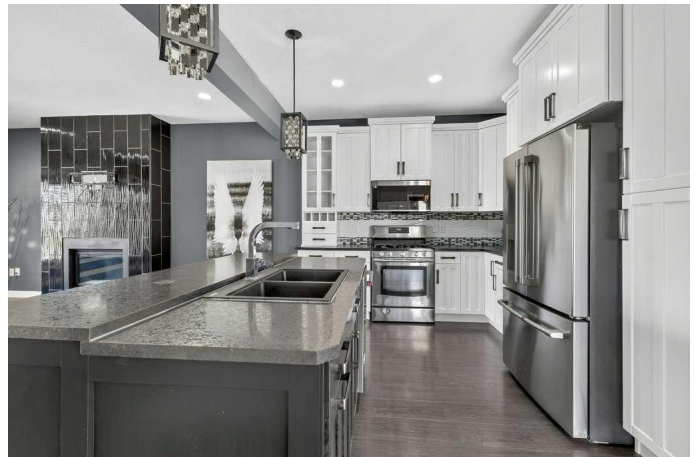
**\$492,000**

4 Bedroom, 4.00 Bathroom, 1,564 sqft

Residential on 0.09 Acres

Ryders Ridge, Sylvan Lake, Alberta

Exceptional Family Home in Ryders Ridge! 4 Bedrooms, 4 bathrooms, 1654 Sq Ft plus a Fully Developed Basement. Discover the perfect blend of space, comfort, and functionality in this impressive 2-storey home designed for modern family living. With 1654 sq ft above grade and a fully developed basement, this home offers an abundance of space for every member of the household. Built for families. the open-concept main floor is ideal for gatherings, homework sessions, and cozy nights in beside the fireplace. Stylish kitchen with generous counter space, central island, and plenty of storage. Large dining room is great for big family dinners or entertaining. The rear entrance offers a convenient mud room area and a 2 piece powder room. Lovely primary suite featuring a walk-in closet and spa-inspired ensuite with a large steam shower. Bonus Living Space features the fully developed basement adding versatility with a large rec room/ family room, 4th bedroom, 3 piece bathroom and additional storage. Includes central air for those warm summer days. Enjoy the outdoors as you step into a beautifully landscaped backyard designed for relaxation, and entertaining. Whether it's weekend barbecues or quiet evenings under the stars, this space is ready for family memories. Situated in a friendly Sylvan Lake neighborhood close to schools, shopping, walking trails, parks, and a short bike ride to the lake, this home offers the perfect balance of community charm and



everyday convenience.

Built in 2013

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2247990    |
| Price          | \$492,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,564       |
| Acres          | 0.09        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 28 Richfield Crescent |
| Subdivision | Ryders Ridge          |
| City        | Sylvan Lake           |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4S0L1                |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator                                                 |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                               |
| Cooling           | Central Air                                                                                         |
| Fireplace         | Yes                                                                                                 |
| # of Fireplaces   | 1                                                                                                   |

|              |                              |
|--------------|------------------------------|
| Fireplaces   | Gas, Living Room, Decorative |
| Has Basement | Yes                          |
| Basement     | Finished, Full               |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit                 |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle                        |
| Construction      | Vinyl Siding                           |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 3                 |
| Zoning         | R5                |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.